



Because property is personal with...

Wallis Drive, Bramley

Belvoir

Guide price £625,000



Key Features

- Four bedroom detached house
- Established popular location
- Driveway parking
- Single garage
- Electric car charging point
- Air source heat pump
- Extension to the rear
- EPC rating C
- Freehold





Belvoir are delighted to offer to the market this beautifully presented four-bedroom detached family home, situated within the highly sought-after and established location of Wallis Drive, Bramley.

Occupying an attractive position backing directly onto open green space created for the development, the property enjoys a particularly private rear aspect whilst benefiting from easy access to local amenities, schools, transport links and surrounding countryside.



The accommodation is well proportioned throughout and has been thoughtfully enhanced by the current owners. Upon entering the property, an inviting entrance hallway provides access to the principal ground floor accommodation, a downstairs cloakroom and stairs rising to the first floor. To the front of the property is a spacious living room centred around a feature log-burner, creating a warm and welcoming family space.

To the rear of the property, the kitchen breakfast room has been extended to create an impressive open-plan entertaining area. Bi-fold doors open directly onto the rear garden, allowing natural light to flood the space whilst creating an excellent connection between the indoor and outdoor living areas. The kitchen is complemented by a separate utility room providing additional storage and practicality, together with external access to the side pathway and garden.

The first floor offers four genuine double bedrooms, making this an ideal family home. The

principal bedroom benefits from an en-suite shower room, whilst the second bedroom also enjoys the luxury of its own en-suite facility. The remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress. To the front, a driveway provides parking for approximately three vehicles and leads to the integral single garage. An electric vehicle charging point has been installed, reflecting the property's modern credentials. Side access leads through to the rear garden which is predominantly laid to lawn and enjoys a high degree of privacy, backing directly onto the open parkland beyond.

A notable feature of the property is its air source heat pump system. The gas supply has been disconnected, providing a more energy-efficient and environmentally conscious heating solution, helping to reduce running costs whilst contributing towards improved energy performance.

This is a rare opportunity to acquire a spacious and well-presented detached family home within one of Bramley's most desirable residential locations.

Location

Wallis Drive is situated within the popular Hampshire village of Bramley, a thriving community that combines village living with excellent commuter links. The village benefits from a range of everyday amenities including a railway station with direct services to Reading and Basingstoke, local shops, public houses, a bakery, doctors' surgery and highly regarded schools.



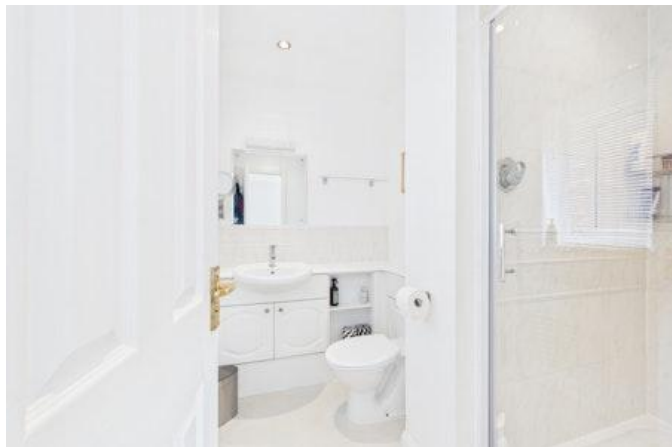


Surrounded by attractive countryside whilst remaining conveniently positioned for access to Reading, Basingstoke and the M3 motorway, Bramley continues to be one of the area's most sought-after locations for families and professionals alike.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Rowberry Morris Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.









Floor 0



Floor 1



BELVOIR!

Property is personal

Approximate total area⁽¹⁾

1632 ft²

Reduced headroom

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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